

# **LINCOLN PLANNING BOARD**

**July 22, 2015**

## **APPROVED**

**The regular meeting of the Planning Board was held July 22, 2015 at the Lincoln Town Hall, 100 Old River Road, Lincoln, Rhode Island.**

**Chairman Bostic calls the meeting to order at 7:00 p.m. The following members were present: Kenneth Bostic, Gerald Olean, Jeff Almond, Michael Reilly, Jeffrey DelGrande, and William Murphy. Elizabeth Gagnon kept the minutes.**

**The following member was absent from the meeting: John Hunt.**

**Also in attendance were Town Planner Al Ranaldi, Solicitor Anthony DeSisto and Town Engineer Leslie Quish.**

## **CONSENT AGENDA**

**Chairman Bostic reminded members that the consent agenda is normally voted on in total unless a member motions to remove an item.**

**Motion was made by Member Olean to accept the consent agenda as presented, seconded by Member Murphy to accept the consent agenda as presented. Motion was approved by all members present.**

## **Major Subdivision Review**

<b>a. Highridge Subdivision</b>	<b>AP 31 Lot 20</b>	<b>Public Hearing</b>
<b>7:00pm</b>	<b>Highridge Corporation</b>	<b>192 Old River Rd</b>

## **Preliminary Plan Discussion/Approval**

**The abutters list was read. In attendance was Dennis and Geralyn Almonte, 186 Old River Rd. #19 Lincoln, RI 02865**

**Town Planner Al Ranaldi does a presentation for Highridge Subdivision based on the Technical Review Committee report, see attached. Mr. Ranadli concluded by stating the following: Barring any unforeseen concerns brought out at the public hearing, the Technical Review Committee feels that the applicant has successfully addressed the concerns presented by the Technical Review Committee and the Town. The Technical Review Committee recommends Preliminary Plan Approval with conditions. The conditions of approval are as follows:**

- 1. The applicant preserves the existing stone wall running along Old River road when the two residential lots are developed. The applicant shall place a note on the final plans stating that the future homeowner of each lot must preserve the existing wall to the greatest extent possible when installing the new driveways. The exact reconstruction of the wall will be reviewed at the building permit review stage of each house.**
- 2. The applicant includes a compact evergreen screen along the two sides of the proposed residential lots that abut the commercial use. The vegetated screen should be placed on the original lot and maintained by the applicant. The evergreen screening should be planted in such a way as to appear as natural as possible. A staggered planting pattern with a few openings is suggested.**
- 3. The proposed parking lot improvements shall be installed and inspected by the Town before the Final Plan is approved.**
- 4. No parking signs shall be installed on the southerly line of the**

deeded right-of-way. These signs shall read “NOPARKING, STANDING, OR STOPPING EITHER SIDE”. Signs shall be installed and maintained by the owner.

5. The proposed turnaround area shall be paved. Provide details for the construction of the turnaround.

Attorney John Sherkarchi for the applicant: As you know, the conditions were more or less agreed upon at the last meeting. As an abundance of precaution we agreed to come forward and have one more public hearing. We read the recommendations of the TRC and the recommended conditions of approval and we are more than happy to accept them. We are available for any questions that the board may have before the public hearing is opened up. We also have a request that the board approve this this evening and that we can have the final delegated to the Administrative Officer.

Chairman Bostic: Unless the board has any immediate questions we will open the public hearing. Motion made by Member Reilly to open the meeting to a public hearing, second Member Murphy. Motion approved by all members present. Chairman Bostic: Anyone from the public that would like to make a comment on this project? Please come up and state your name and so we can have it on the record please.

Ann Marie Young and I live at 255 Old River Road, Lincoln, RI and I am a Highridge member also. So basically I just wanted to come

because I want to state first of all that I think Highridge is a beautiful piece of land. My family and I have enjoyed coming to Highridge for years and years. I just wanted to understand the clubs position that they need to raise money and to sell the lots. But I am hoping that in the future that the Town might be able to work with the club to identify ways other than selling land to a developer that would actually open up further development of the property. I would ask the Town and the Town Planner to work with the club to identify ways including possible sale/lease back option or creative ways of raising money including some business loans. At Highridge, we actually do have a history of the land posted right up on a bulletin board and it does have a beautiful history. It does go back to 1792. It was an old dairy farm that was bought and I talked to one of the family members today. She talked about how her Grandfather used oxen and his own hands to raise the beams in the old dairy farm. I am just wanting to show up because honestly I do oppose the plans to develop the land but I understand Highridge is a non-profit and they need to raise money but I don't understand why there isn't a different way to raise the money. My family and I go to watch the fireworks on that beautiful lawn; there is a beautiful stone wall there. The property on the other side has already been developed. It's condo. I just feel that places like that are really disappearing. I believe it is a responsibility that we have to future generations to try to preserve the beautiful places like Highridge. Once you carve out two lots this year and sell to a developer down the road it opens up more development. It becomes a less charming place. The argument is that we are going to

raise money to fix a lot of improvement to Highridge. But I see it that if you keep the charm of the area you will attract more members. I also did talk to DEM and I tried to figure out a way that we can possibly give some money toward preserving some of the open space. They said that it is such a small piece of land. My question is, is it in Lincoln's plan to preserve the historic properties in the Town and open space for future generations. I just see so many places disappearing. I just want to be open minded about what we can do, creative ways to come up with other ways to raise money other than development.

Chairmen Bostic: Is there anyone else? Member Olean: I make a motion to close the public hearing, second by Member Reilly. Motion approved by all members present.

Member Olean: I have a question from Mr. Sherkarchi. About the stone walls, the applicant we are talking about is the existing owner correct? Attorney Shekarchi: Correct. That planning board condition will stay with the land in perpetuity as part of the approval. Member Olean: In other words that condition is going to be written in there somewhere that it passes on. Attorney Shekarchi: Correct. I think it was part of the Zoning Approval as well. I think we worded it that we would disturb as little as possible just for access to that driveway. Member Olean: That becomes the homeowner's responsibility. Attorney Shekarchi: It will pass with the deed. Member Olean: Second, "that exact reconstruction of the wall will be reviewed at the

building permit review stage”, who is reviewing it? Leslie Quish: Engineering. Member Olean: I want that written down. Somewhere that engineering will look at this.

Al Ranaldi: Part of the review stage is they come and they get their building permit, building plans. Part of the building plan is how we are going to get to the property. So that goes into Engineering for an excavation curb cut opening permit. Leslie is on the check list of the review so part of that is she will be looking at the storm water management system and now these two particular lots she would be looking at the stone wall. Member Olean: There is one cut in that wall. Al Ranaldi: Yes, there is one cut. Member Olean: Right, if they don't use that for a driveway. Al Ranaldi: I would hope that Leslie would recommend that they take the stones that they are going to displace and put them back. Leslie Quish: I will put that in the approval.

Member Reilly: D.O.T. is going to approve the cut. The wall is not on state property. Chairman Bostic: So can we agree that wherever the D.O.T. ends up putting the curb cuts and wherever the driveway ends up to be, that you will make sure that the stone wall is repaired up against the new driveway? Member Olean: Right now there is a curb cut with an opening in the wall. If the landowner does not have to use that curb cut he can request another one. So if they don't use that curb cut that they repair the wall in that one spot. Leslie Quish: I don't know if I can enforce that without it as a condition. Member

**Reilly: Well we can put it in as a condition of approval.**

**Solicitor Desisto: I think you have to reword the motion. And just to follow upon what Mr. Shekarchi said. It's in the zoning decision that the stone wall be maintained. It ought to go into your decision too and actually become a part moving forward. So it does operate as a restriction. That is stronger than just having it be a violation of the zoning decision. Al Ranaldi: I will make sure that this has the correct language.**

**Chairman Bostic: So if there are no more questions or comments on this I will entertain a motion. Member Olean: I will make motion to accept the TRC's report as amended with seven (7) conditions. Second, Chairman Bostic. Motion approved by all members present.**

**Member Olean: I make a motion to delegate this to the Administrative Officer, second Member DelGrande. Motion approved by all members present.**

**Major Land Development Review**

<b>a. Twin River Casino Hotel</b>	<b>AP Lot 24</b>	<b>Master Plan</b>
<b>Discussion/</b>		
<b>UTGR, d/b/a Twin River</b>	<b>100 Twin River Rd</b>	<b>Approval</b>

**Town Planner Al Ranaldi does a presentation on Twin River Casino Hotel based on the Technical Review Committee report, see attached.**

**Mark Russo:** I represent the applicant. I just want to take a couple of minutes to make a few introductions of people who will either give you information or answer questions tonight. We have Kim Ward. She is the Director of Public and Community Affairs. Ron Frasier is the Director of Facilities. Scott Lindgren from Pare Corporation and Amy Archer from Pare Corporation, Traffic Engineer and Paul Hamil from JCJ Architecture is here. I am going to turn it over Scott in a second. I just thought I would give you five minutes of background as to how we got here. As you heard from the Town Planner the original legislation that allowed Twin River redevelop into a casino is called in contract with the state and did not allow for a hotel and with increased competition regionally especially from Massachusetts we have been very sensitive to what the patrons have been saying. Starting at the beginning of the year, there were more and more patrons asking for a hotel as an amenity. Under the Comprehensive Plan, one of the things that we have to do, we take very seriously, is any development on the site, we have to partner and cooperate with the Town. We just can't go off and do it on our own. So we approached the Town Council back in February and asked them if they would have any objection to us asking the General Assembly to consider lifting that prohibition. We started that process in the beginning of March of this year. We made a more detailed presentation to the Council to give them the idea of the scope and scale of something that would make sense. The General Assembly did lift the prohibition and we started working with the Planner and the Engineer and the Zoning Official who is not here tonight. But



**Russell put a lot of work into this proposal as well as to develop an application that would be complete and that you would have enough information to consider it. So with that Scott is going to run through an overview of the project and then touch on some of the issues, like the buffering and traffic and parking, lighting and that type of thing. And then once the Planner has a chance to go through what we are proposing for Zoning Ordinance amendments and Comp Plan amendments I would like an opportunity to come back up and just point out some specifics. So you will have a full picture of what we are asking for now.**

**I am Scott Lindgren with Pare Corporation and I am the Project Manager. We will be providing these services for the project. I am just going to give you a general overview. Some things I'm going to be talking about, Al's already talked to you about. And we are here obviously for the Twin River Casino Hotel. It is located on 100 Twin River Road AP42, Lot 24. As Al indicated, it's about 191.6 acres. It is located in the CR2 Zone and it is also located in the Area of Planning Concern overlay zone. The proposed hotel is approximately 555,000 Gross Square Footage of building floor area with a little bit over 403,000 Square Feet footprint. Besides gaming it houses restaurants, bars, event centers and offices. And there are also outbuildings scattered around the property that deals with multiple maintenance operations and general use of the property.**

**As stated in the submitted plans, the existing building coverage is**

about 4.83% as it states right now. And we have a floor to area ratio which takes under consideration total gross floor area of 0.072.

Located on site are a number of different parking areas. Those are for our patrons and also employees and also parking for the event center. The site has well over the zoning requirements for parking. There are a number of different environmental DEM jurisdictional areas. There is an existing 50 foot perimeter wetland associated with an existing pond and a stream. The Hotel will involve a submission of a filing with DEM for a wetland permit to work within the areas of their jurisdiction. The topography is very flat. It runs west to east towards the wetland area and there are currently a number of different storm water management areas that currently handle the storm water drainage. As AI indicated there is water, sewer, telephone, and electrical communication utilities existing on the site. We will be working through any existing utility connections with the existing facility as we go forward.

The proposed project is for a 250 room hotel. It has gross square flooring of a little bit over 225,000 gross square feet with a footprint of 79,400 square feet. The hotel obviously will serve guests visiting the casino but it will also have a few amenities. It will have a drop off entry point which is on the north side of the facility, fitness, pool and spa area, an outdoor patio deck and a recreational area that's contained within the area around the hotel. It will also have small meeting rooms and operational areas.

As part of the design study when we inserted the proposed hotel, we had to look at the overall building coverage number again and also the proposed floor to area ratio. We would have a proposed building coverage of about 5.83%; this is under the requirements of zoning. But as part of this project we are going to be seeking an amendment to allow us to go up to 8.5%.and that is to consider some additional out buildings. The floor to area ratio when speaking about the four story hotel where regarding the Floor to Area Ratio (FAR), we come up with .099 which zoning requires .075 as a max. So part of this project as well, we will be seeking an amendment to increase the FAR to 1.0 FAR. Again, similar to the building coverage, we will look to increase that FAR number for this project to allow the hotel to come into Twin River. But also to allow for future growth expansion possibilities that they would still stay under the FAR.

Al touched a little bit about parking. As he indicated we have an excess of parking over the quantity required by zoning. There are 5,832 parking spaces located around the facility. And if you calculate the parking requirements for uses within this facility, we come up with a requirement of 3,561 parking spaces which results in 2,271 additional parking spaces over zoning. I want to make sure that you understand that the facility meets the zoning requirement of parking. They do have events here that sometime increase the number that would be normally seen on a weekday. Those parking spaces are definitely needed. I mentioned the VIP parking will be

taken over by the hotel's footprint. The existing VIP parking lot contained about 63 spaces. The hotel, as it extends to the south, will venture into the existing employee lot that is located in the back of the house. The proposed hotel will be taking over 143 spaces. A total of 206 parking spaces will be taken away from the location of this hotel. And as far as the project we looked at ways of putting back at least the number of employee parking spaces. It is very important to the facility to have employee parking as close to the back of the house as possible. In total yes we do have a decrease in the amount of parking spaces that the hotel is going to supplant by this location by approximately 58 parking spaces but as I testified the parking for Twin River is well in excess of the zoning. Twin River is looking at ways of shuttling employees back and forth between these parking spaces.

The parking space expansion that we are showing here on the plan has us utilizing a 9 x 18' parking space. It is not 20' in length that is required by zoning. There is a couple of reasons for that. Currently, all the parking spaces within Twin River are 9 x 18 on the whole facility. This was done before the zoning was changed. To increase efficiency on the rear expansion of the employee parking lot we kept the 9 x18 spacing to maximize that area to make sure that we can put as many parking spaces back to the rear employee lot that we could.

Al touched a little bit about loading. Obviously the hotel will require some back of house loading facility. If you look at the zoning

requirements for the number of loading spaces it would tell you that this hotel would need 7 loading spaces. This is something that the hotel would not need. The existing casino facility has a number of loading spaces around the south end and we feel that one loading space for this facility would be adequate enough. We will talk about asking for an amendment to allow for this use to have only one loading space.

Al indicated a little bit about the utilities on site. I talked about the existing water, sewer, and gas. All those are currently serving the existing facility. During the design period or preliminary plan we will be working with the Narragansett Bay Commission, utility companies, and Lincoln Water Commission to facilitate that the connections and the demands for the new hotel can be accommodated by the existing systems. Currently we don't see any issues with that but we will get into further discussion in the heavier design period when we come back about our submissions to those facilities.

Storm water drainage will be an important part of this project. Al indicated that we have some concepts right now. There is currently one detention basin just to the east of the hotel which services a large piece of the watershed of the current facility. The hotel is coming between that and the existing Twin River Casino. We will be analyzing that basin in respect to this project. And also perhaps utilizing that basin or that basin expansion to regulate increase to provide water quality and storm water control. For the areas to the

north of the south employee parking lot, we will also be looking at ways to improve water quality retention and retention areas to the south of the hotel and for the new parking lot expansion but also to accommodate some of the existing drainage infrastructure. And as indicated we will be submitting this drainage study to the DEM as well to Town Engineer. We will also be submitting it to DOT for review of the overall state drainage system. We have a long way to go in preparation of the preliminary plan and working with your Town Engineer to insure that all of those needs are met.

There is a plan in your packet that talks about a three phase approach. Al Ranaldi indicated that we talked at the TRC meeting about inclusion of an additional buffer area. The first phase buffing that is proposed to be done is out and around the front entrance by the roundabout at Twin River Road. There will also be a phase two as you go south from the roundabout. You will notice another area before a large heavy clump of pine trees in the front entry. The phase two plantings are there to provide some additional buffer as you get into the site before you get right after the ring road. There will also be an area up around what we call the hotel buffer. Relating to phase three, the TRC had asked for additional buffering along Louisquisset Pike. There are two locations: one is south of the overflow parking lot that the TRC asked us to consider additional buffer plantings to be done in that location to buffer the areas from residents living on Louisquisset Pike. Al indicated that another area at the State Police Temporary Mobile Office needs additional screening for the Casino

but also screening from the road. One other thing that we will touch on in the next phase is lighting. The lighting will consist of the employee parking lot lighting. There will be some relocated light poles in the employee parking lot due to the hotel expansion. All of those poles in any pedestrian or visitor parking areas and directional safety lighting for walkways will have adjustments to prevent light spillage and appropriate lighting levels so there is no light spillage.

Amy Archer, Pare Corp., Traffic Engineer for this project. As AI had mentioned previously Pare Corp. completed a formal traffic impact assessment back in 2005 for Twin River previously known as Lincoln Park when it was expanded the first time. As part of that study we assessed the expansion with regard to impacts on the safety and traffic on the road adjacent to the site particularly Twin River Road and Louisquisset Pike. At that time we found that safety was not a big issue. We looked at accident impact data within the area and we didn't find any major accidents that could have been mitigated. The expansion has not caused any excess of incidents within the area as well. That original study however did make projections on traffic volumes with comparison to similar facility expansions done previously because the ITE (Institute for Transportation Engineers) does not have a specific projection of volumes for a Casino of this type. The projected volumes that were done in comparison to Mohegan Sun were in excess of what is actually out there today. There was an excessive projection of approximately 25 to 30% more than was actually out there based on current volumes taken today in

the current year at both the intersection of Twin River Road and Louisquisset Pike and at the driveway from Louisquisset Pike to the site during an event on Friday evening. Because of that excess, the mitigation that was provided back in 2005 and constructed in 2007 was more than adequate to accommodate the additional traffic that will be incurred by the addition of this hotel. If you look through that packet that was provided we estimate the maximum of 180 vehicles at peak hour and that would be on a Saturday. As I mentioned that is below what was already projected and mitigated for under the original expansion. That original expansion included additional signals, additional turning lanes on Twin River Road and Louisquisset Pike and timing adjustments to account for additional volumes. So worse case scenario if the hotel did get those additional 180 trips in a peak hour it would already fit within and accepted by RIDOT and the Town for the expansion of Twin River facility. We don't think it would actually get to that because if you have any experience with Foxwoods or Mohegan Sun or even Twin River a lot people that are coming to the hotel on site are already coming to the site. They are coming for an event, they are coming to gamble at the Casino and now they are just going to stay on site. So although a stand-alone hotel could generate that much additional volume of traffic, we do not think this hotel will have that much of an increase because of the internal capture with the Casino already there. I think that the addition of the hotel may actually reduce the peak hours on the roadways adjacent and at the site driveways because of the off peak times of the check in and check out at a hotel. If people are coming to an



event now you have huge influx to the site at beginning of the event and you have a huge let out at the end of an event. However, with the addition of the hotel people may come at three in the afternoon to check in. They may roll in a little bit earlier to have dinner and stay for the event and sleep over at the hotel. They will be leaving throughout the next day. So the peak hour will actually become more distributed. And it will help with the reduction of those event peak hours.

**Chairman Basic:** Are there any question from the board?

**Member Degrade:** Leslie what do you think of the delivery route time and schedule for the trucks to come in; cement trucks, you are going to have a lot of steel, cranes to come in.

**Town Engineer:** I have no concerns at this point.

**Member Reilly:** I think at some point it would be important especially when the public wants to hear about the traffic as far as you had mentioned you did the traffic report with the expansion and it's not even coming close to what you had projected. And it is 20 or 25% less and with this hotel maybe it will drop down.

**Scott Lindgren:** We can talk a little bit further about the traffic at the public hearing.

**Amy Archer:** If the traffic from the hotel did increase over time to the maximum extent proposed, according to ITE manual for the hotel, it would still be under what is already been put out as far as turning lanes, timing, and the installation of additional signals. The original redevelopment of the roadways added three additional signals, added the roundabout, and added turn lanes. So that mitigation has already been installed. It could more than handle any future projections the hotel would see.

**Chairman Bostic:** Is there a potential for an increase of buses due to the fact that there is going to be a hotel there?

**Amy Archer:** The increase of buses would actually reduce how many total trips that are going because if you imagine all those people on their own. That might represent 20 single vehicular trips all contained within the one bus. Buses would actually be a reduction for what is actually projected for vehicles.

**Member Reilly:** Please be sensitive to the lighting on Twin River Road for the neighbors on the other side. Because I have had some people call me.

**Mark Russo:** A lot of adjustments have been made over the last five years. Kim Ward had said to me that their experience, operationally, is that the buses are usually hourly players. They are not coming in for overnight. They do not think there will be an increase in bus

traffic.

**Ron Frasier: Director of Facilities.** We are in the process right now of installing new lighting. This LED lighting is articulating so we can adjust the spillage. If we were to get a complaint from a neighbor we can control it through a computer. The other advantage of this type of lighting is that if there is an emergency event, the Fire Department comes and we need to evacuate the building we can actually increase the lighting during the emergency event.

**Al Ranaldi:** Typically, at this particular stage of review, the Board would, if all of our main questions at a Master Plan concept have been answered, we would ask them to go to a public information hearing. And that is certainly what we are recommending. It is a very complicated project. Many of the details will have to come out at Preliminary Planning. The TRC feels confident at this stage that everything they have proposed can successfully be done.

Which gets us into the Comprehensive Plan and this is what gets a little complicated with this project. For this to move forward, the Comprehensive Plan must be amended. In addition, the Zoning Ordinance needs to be amended. In both cases, there are very limited areas within each of these documents that pertain specifically to Twin River and specifically to the CR-2 Zone. There are two sections in the land use section that specifically deals with Twin River and there is an economic development section that specifically deals with Twin

River. Attorney Russo did a very good job in his proposed language amendments. They are extremely straight forward. What they plan on doing is exactly what the proposed language says. There is no fuzzy language in there. It's based on the General Assembly reduction or elimination of the prohibition and no more increase in gambling unless approved by a Town vote.

Zoning for the property is CR-2. This is the only property that is Zoned CR-2. All of the zoning amendments only apply to this property. So when you look at zoning if you were going to amend say a RA-40 there are hundreds of properties that would be affected. There is only one property that is going to be affected with any of these zoning amendments. So what they did was turn an N into a P and put asterisks through it to accommodate the needs of this particular property. Again that is pretty straight forward. In your packets we actually provided red lines of the changes so that it could easily be seen when you go through it. I think it is necessary to show what is being changed. In addition to the changes that they are outlining, I found a couple of areas that I would like to change. They have nothing to do with the content. An example in the comp plan, it says Lincoln Park, since we are amending the Comp Plan lets change it. There is no Lincoln Park. I suggest we just change that to Twin River Casino and follow up with this site, formerly known as Lincoln Park. That is what I am proposing and I will work with Attorney Russo with those modifications and they will present to you next month. Again this is the proposed amendment and it gets very complicated

with the Zoning Amendment. There are three weeks of advertisement, there is the public hearing, then a recommendation is given from the Planning Board to the Town Council who again does three weeks of advertising and a Public Hearing. This is again pretty straight forward and the TRC has reviewed everything and we recommend that they move forward to a Public Informational Meeting in August.

Anthony DeSisto: For historical purposes, the original Twin River Gambling facility, there was an agreement with the State. One of the agreements was that there would be no hotel up here so there would be no competition with the hotels in Providence. The Lincoln Zoning Ordinance reflected that because the Zoning Ordinance was amended at the time to accommodate the use at that time that was proposed and to conform to what the State had. The State has changed that now. That is why it is coming before the Town Council for an amendment to the Zoning Ordinance. The Comprehensive Plan changes are needed too. Al is correct. This is a very narrow tailored amendment just to accommodate this particular project. A recommendation is needed from the Planning Board. There will be a Town Council hearing. One of the things that I think you need to do is take a look at this at the Public Hearing and make your recommendation as to whether or not this complies with the entire Comprehensive Plan and the uses.

Mark Russo: I think the only thing I want to add is some of the things

that we are not asking for. I think it is important you realize one of the things that we are not seeking to do is exceed any of the height limitations that are on the property. Number two, you are probably all aware that in the zoning ordinance on that property there is areocentric circles; A Zone, B Zone and C Zone and that was done in 2001. It is a transitional buffer so your more intense uses are in the center and less intense uses as you go out to the edge of the property. We are not seeking to change that either.

The first zoning amendment that Scott indicated was the building coverage. The building coverage right now is .075 and the hotel would not exceed that. I have been talking with the TRC and talking with the Planner's Office and we thought that by having some additional margin that in the future we can come back and put something out there. At least we have some additional room if we have to revisit adding new structures.

And then Scott talked about the floor area ratio which is just not the footprint but all of the floors. We do need that relief and again we are asking for that amendment to accommodate the hotel and some limited expansion in the future.

There is the loading space and Scott touched on that and we feel that makes sense because there are other loading spaces in the existing building. It wouldn't make sense to have that number of loading spaces for the hotel.

And then finally I just want to expand a little bit on the parking spaces that were mentioned. When Lincoln Park was recreated as Twin River and all the parking spaces were put in, the zoning ordinance requirement was 9' x 18'. Scott said if the hotel gets built, we would go forward with it and we might lose some visitor spaces and employee spaces. We want to replace those spaces. We will work with the Planner's Office and the Solicitor's Office to come up with some very narrow language to say that we can have a certain number of 9' x 18' spaces as of the beginning of 2015 in that CR 2 Zone.

As the Planner and the Solicitor indicated, we would be asking to schedule a Public Information Hearing if you think it is something that you could support at the August 26th meeting. And if all goes well we would be scheduled to go back to the Town Council of the 15th of September at their regular meeting and as it was said the word complicated was used because if you see fit to voting conditionally on the Council approving the zone change and the Comp Plan changes and they vote conditionally on you giving us our approvals preliminary and final. So it is all tied together and that is why we are asking to keep it on the track we are currently scheduled on. If you have any questions of us on the zoning or the Comp Plan we would be more than happy to answer them.

Member Reilly: So you are really moving the 9 x18 spots.

**Mark Russo:** Exactly. Technically Russell pointed out to us that we need an amendment to do it.

**Member Reilly:** I think that is the better way to approach it.

**Member Olean:** You said that there were some conditions. If you wanted to put another building or addition would that be a condition?

**Mark Russo:** Not a condition. What we are asking for in building coverage and floor area ratio is that if you ask me the question; “Mark that increase in floor ratio and building coverage you are asking for is that just for the hotel”. My answer to you would be no it does leave us a little room if we want to expand in the future. But we have to come back to the Town for that.

**Member Olean:** Where does that come into play now?

**Mark Russo:** In the Zoning Ordinance now there is a limit on how much building coverage you can have on that 191 acre lot and how much floor area ratio.

**Member Olean:** There are too many conditions here. We have to lay out the game. If we took the first one and said ok let's move to the Public Informational Hearing you can't do that because you didn't approve the Comprehensive Plan.



**Solicitor DeSisto: The Comprehensive Plan has to go first and then to the Zoning and to the Master Plan Review.**

**Al Ranaldi: The legislation does allow for a combo of meetings. In this particular case because it is one piece of property a combination of all is appropriate because they all are intertwined.**

**Member Olean: Next month if you have a Public Hearing and this Public Information Hearing are separate, even if they might be on the same night.**

**Al Ranaldi: Yes. They will be scheduled as a Comprehensive Plan Amendment first then the Zoning and then Master Public Hearing. Getting back to the floor to area ratio I asked them to leave a little wiggle room for another outbuilding. So that they don't have to come back to do another Zoning Amendment change.**

**Member Olean: If I was a Member that agrees, how would I go about my next motion? What would I do first?**

**Solicitor Desisto: The purposes of tonight you can motion to move all three of the components forward to the Public Information Meeting. It is just for scheduling purposes. And then on the agenda they will be listed separately.**

**Chairman Bostic: How much more room are you asking for than**

**you're going to use?**

**Mark Russo: I think the calculation on the floor area ratio would allow for another 100,000 square of floor space out there.**

**Al Ranaldi: But it would not be over the height limit.**

**Member Olean: I will make a motion using the words of the Attorney that all three items be taken together in one motion. Second by Member Reilly. Motion approved by all members present.**

**Motion to adjourn by Member Olean, second by Member DelGrande. Motion approved by all members present.**

**Meeting adjourned at 8:30pm.**

**Respectfully Submitted;**

**Elizabeth Gagnon**

**Technical Review Committee Report:**

**On July 14, 2015 at 3:00 PM, the Technical Review Committee met to review the agenda items for the July 22, 2015 meeting of the Planning**

**Board. In attendance were Al Ranaldi, Leslie Quish, Michael Gagnon, Peggy Weigner, Holly Faubert (Engineering Intern), Russell Hervieux, Michael Reilly, Romeo Mendez, and Lou Prescott (LWC). Below are the Committee's recommendations.**

### **Major Subdivision Review**

#### **a. Highridge Subdivision AP 31 Lot 20 Preliminary Plan – Public Hearing 7:00 PM**

##### **- Highridge Corporation 192 Old River Rd Preliminary Plan Discussion / Approval**

**This application is under the 2005 Subdivision Regulations and represents the subdivision of one lot into three lots. The existing lot is proposed to remain as a recreational use. The two proposed lots will be developed as single family homes. The project was elevated from a minor subdivision to a major subdivision due to the need for zoning relief on the original lot. A use variance was granted in 1958 for the recreational use of the property. The subdivision of two lots from the original lot represents an intensification of that recreational use granted in 1958.**

**On June 10, 2015, the project received a Certificate of Completeness. According to our Subdivision Regulations, the Planning Board shall, within one hundred twenty (120) days of certification of completeness or within such further time as may be consented to by the applicant, approve the preliminary plan as submitted, approve with changes**

**and/or conditions, or deny the applicant, according to the requirements of Section 8. A decision on the preliminary plan review must be made by October 8, 2015, or within such further time as may be consented to by the applicant.**

**The preliminary plan submission included the following:**

- 1. A site plan entitled: “Preliminary” Lincoln RI, Major Subdivision, Prepared for Highridge Corp, Class 1 Survey of AP31 Lot 20, Old River Road, RS-12, dated January 30, 2014 and revised up to July 16, 2015.**
- 2. A report entitled: Highridge Road Subdivision, Three-Lot Minor Subdivision Application, 192 Old River Road, Lincoln, Rhode Island, Assessor’s Plat 31, Lot 20, prepared for: Highridge Corporation, by Edward Pimentel, AICP, dated February 17, 2015 and updated on February 20, 2015.**

### **Site Layout**

**The Technical Review Committee reviewed the project submission. The applicant owns a 6.66 acre +/- parcel of land on which a recreational club is located. Parking for the members is a grassy field located between the buildings and Old River Road. The zoning district is RS-12. The applicant is proposing to subdivide this lot into a three lot subdivision. The two proposed new lots are each approximately 12,000 square feet in size and are accessible from Old River Road. Access to the original lot will remain from its current location.**

**During the May Technical Review Committee’s site visit to review the**

submitted zoning applications, the TRC recognized the existence of a stone wall running approximately 2,340 feet on the western side of Old River Road. This stone wall is approximately 3 feet tall. The TRC feels that this wall is an established and unique characteristic of this roadway and should be preserved to the greatest extent possible. The master plan shows the use of one existing curb cut as a proposed driveway and a new proposed curb cut for the other property. The existence of the stone wall and the construction of the proposed driveway openings have not been addressed on the plans at this stage of the review. The TRC recommends that the applicant provide a note on the plans stating that the future homeowner of each lot must preserve the existing wall to the greatest extent possible when installing the new driveways. The exact reconstruction of the wall will be reviewed at the building permit review stage of each house.

### **Zoning Requirements**

The two proposed residential lots meet the zoning requirements of the RS-12 zoning district. A use variance was granted in 1958 for the recreational use of the original lot. The subdivision of two lots from the original lot represents an intensification of that use. Therefore, the applicant must re-apply to the Zoning Board for zoning relief. On June 2, 2015, the Zoning Board approved the following zoning variances:

- 1. Application for Use Variance for modification of existing Use Variance on a swim club to reduce the lot size.**

**2. Application for Dimensional Variance seeking relief for number of required spaces constructed to code and relief on the required lighting for parking spaces.**

**The submitted preliminary plans reflect the approved variances.**

### **Parking Lot**

**The revised plans show a grassy parking field designed in such a way as to address the overall goal of safety within a parking area. The applicant will install a series of wooden guard rails that will form a parking area and travel lanes. A white painted marker will be placed on the guard rail to indicate the parking stalls and each stall shall be numbered. Additional parking designated by wooden guardrails and striping, similar to what is proposed within the main parking lot, is proposed around near the tennis courts. No additional parking lot lighting is required.**

**No parking signs shall be installed on the southerly line of the deeded right-of-way. These signs shall read “NO PARKING, STANDING, OR STOPPING EITHER SIDE”. Signs shall be installed and maintained by the owner. The proposed turnaround area shall be paved. Provide details for the construction of the turnaround. A note indicating portions of the existing guardrail is to be removed is required.**

**The application includes a compact evergreen screen along the two sides of the proposed residential lots that abut the commercial use. The vegetated screen shall be placed on the original lot and maintained by the applicant. The evergreen screening should be planted in such a way as to appear as natural as possible. A**

**staggered planting pattern with a few openings is suggested. Provide genus and species on plan.**

## **Utilities**

**Public sewer and water are located within Old River Road. If this subdivision is approved, stormwater management will be required for each individual house lot. The design and type of the stormwater management system depends on the size and location of the new houses as well as the location and size of the driveways. Therefore, the review and approval of the stormwater management system for each house will be handled at the individual building permit review stage and does not need to be shown on these plans.**

**Barring any unforeseen concerns brought out at the public hearing, the Technical Review Committee feels that the applicant has successfully addressed the concerns presented by the Technical Review Committee and the Town. The Technical Review Committee recommends Preliminary Plan Approval with Conditions. The recommended conditions of approval are as follows:**

- 1. The applicant preserves the existing stone wall running along Old River Road when the two residential lots are developed. The applicant shall place a note on the final plans stating that the future homeowner of each lot must preserve the existing wall to the greatest extent possible when installing the new driveways. The exact reconstruction of the wall will be reviewed at the building permit review stage of each house.**

- 2. The applicant includes a compact evergreen screen along the two sides of the proposed residential lots that abut the commercial use. The vegetated screen should be placed on the original lot and maintained by the applicant. The evergreen screening should be planted in such a way as to appear as natural as possible. A staggered planting pattern with a few openings is suggested.**
- 3. The proposed parking lot improvements shall be installed and inspected by the Town before the Final Plan is approved.**
- 4. No parking signs shall be installed on the southerly line of the deeded right-of-way. These signs shall read “NO PARKING, STANDING, OR STOPPING EITHER SIDE”. Signs shall be installed and maintained by the owner.**
- 5. The proposed turnaround area shall be paved. Provide details for the construction of the turnaround.**

## **Major Land Development Review**

- a. Twin River Casino Hotel AP42 Lot 24 Master Plan Discussion /  
-UTGR, Inc. d/b/a Twin River 100 Twin River Road Approval**

**This application is under the 2005 Subdivision Regulations and represents the addition of a hotel to the existing casino complex. The project requires a Comprehensive Plan amendment, a Zoning Ordinance amendment, and a major land development review. The Technical Review Committee reviewed the proposed major land development project and each of the proposed amendments as a whole. However, each review stage of the project was separated in this report to distinguish the type of review or recommendation the**



**Planning Board is required to make.**

**On July 14, 2015, the project received a Certificate of Completeness. According to our Subdivision Regulations, the Planning Board shall, within one hundred twenty (120) days of certification of completeness or within such further time as may be consented to by the applicant, approve the master plan as submitted, approve with changes and/or conditions, or deny the applicant, according to the requirements of Section 8. A decision on the master plan review must be made by November 11, 2015, or within such further time as may be consented to by the applicant.**

**The master plan submission included the following:**

- Twin River Casino Hotel, 100 Twin River Road, Lincoln Rhode Island, Sheets 1-9, prepared by Pare Corporation, dated July 2, 2015.**
- Master Plan Report for Twin River Casino Hotel, prepared by Pare Corporation, dated July 2015.**

### **Site Layout**

**The Technical Review Committee reviewed the project submission at the Master Plan review level. The entire property contains a total of 191.59 acres of land and is bounded by Twin River Road to the north and Louisquisset Pike to the east. The proposed application is to construct a 250-bed, four story 225,980 gross square foot (79,400 square foot footprint) hotel, associated exterior site improvements, parking, loading, emergency access drive, and new stormwater management system. This hotel will be connected to the existing**

casino and is proposed to be located where the former dog racing track was located. The hotel entrance will be east of the Twin River Casino North Entrance. The existing parking areas will serve as parking for the hotel guests as well as the casino guests. New employee parking is proposed to be located behind the proposed hotel.

## **Utilities**

Public sewer and water are currently servicing the property and is available to the hotel. The details of these connections will be presented and reviewed at the preliminary plan review stage.

## **Wetlands/Stormwater Runoff**

Several wetlands resource systems and a stormwater runoff collection system exist within the site. Stormwater runoff is presently collected by catch basins and conveyed both north and south to an existing detention basin at the northeast side of the existing VIP parking area. Both of the existing wetlands resource systems and stormwater runoff systems will be affected by the development of the proposed hotel. A new stormwater management system will be required to handle the increase in stormwater runoff to the wetland resource systems. The new treatment system shall be designed in accordance with and reviewed against the Rhode Island Storm Water Design and Installation Standards Manual. This review will be conducted at the preliminary plan review stage. Wetlands approval shall be required from the Rhode Island Department of Environmental

**Management and will be reviewed during the Preliminary Plan stage. Due to the size of the existing property and conversations with the project's civil engineer, the Technical Review Committee feels that a new system can be designed to accommodate the needs of the existing casino and proposed hotel.**

## **Parking**

**The existing casino complex contains 5,832 parking spaces. Based on the Town's zoning ordinance, the existing casino facility and proposed hotel will require 3,561 parking spaces. Therefore, the existing casino complex has 2,271 parking spaces over what is required by our zoning. Several existing parking areas will be impacted by the proposed hotel development. The plan submission show how the affected parking areas will be relocated within the site.**

## **Traffic**

**An extensive traffic analysis was conducted during the redevelopment of the casino facility in 2005. Several major roadway improvements were installed on Twin River Road and Louisquisset Pike in order to improve and mitigate any anticipated traffic impacts to the surrounding roadway network. The original traffic impact analysis (TIA) for the redevelopment of Twin River was completed by Pare Corporation in 2005.**

**Since the original TIA in 2005, Pare Corporation has conducted or obtained several traffic counts at multiple intersections within the**

surrounding area. According to a letter provided in this submission and dated July 1, 2015, Pare Corporation has reviewed all of the data it has collected and has concluded that the actual traffic volumes of surrounding roadway network are significantly less than what was projected under the 2005 Twin River TIA. The submitted letter summarizes the difference in the projected future volumes from the 2005 TIA and the actual traffic volumes collected post Twin River redevelopment volumes.

The submitted traffic assessment is acceptable to the Town and shall be reviewed and approved from the Rhode Island Department of Transportation under the Physical Alternation Permit program during the Preliminary Plan stage.

### **Site Buffering**

Extensive vegetative buffering between the complex and the surrounding neighborhoods was a requirement of the project approval in 2005. The submitted project is proposing additional vegetated buffering areas that will complement the existing buffer. The Technical Review Committee finds the proposed vegetative buffer areas to be acceptable. However, the TRC would like the applicant to consider adding additional vegetated buffer areas in front of the existing event overflow parking area and the area designated as State Police Temporary Mobile Office. The buffer areas can be installed at the appropriate time.

The Technical Review Committee finds that the applicant has

successfully addressed the requirements of a Master Plan review stage. Several significant items will require extensive review at the Preliminary Plan review stage. However, the TRC is comfortable that the applicant can successfully address these items at that stage. No further review is required at this stage of the process. Therefore, the Technical Review Committee recommends that the application proceed to a Public Informational meeting during the August Planning Board meeting.

### **Comprehensive Plan Amendment**

#### **a. Twin River Casino Hotel AP42 Lot 24 Recommendation to Town Council**

**- UTGR, Inc. d/b/a Twin River 100 Twin River Road**

The proposed Twin River Casino Hotel project will require a Comprehensive Plan amendment. Specifically, the applicant proposes to amend language pertaining to the Twin River Casino, formerly known as Lincoln Park, and contained within the Land Use Element and the Economic Development Element. These proposed amendments simply address the recently enacted legislation by the Rhode Island General Assembly. This legislation removed the prohibition on the construction and operation of a hotel at or in close proximity to the Twin River Casino.

The Technical Review Committee reviewed the proposed amendments and finds that the proposed amendments are straight forward in nature and only addresses the recently enacted legislation.

**The proposed amendments do not change the original intent of the Comprehensive Plan as it pertains to development and impact of the Twin River Casino and the surrounding area. The Technical Review Committee recommends that a public hearing be conducted during the next Planning Board meeting to solicit both written and oral comments from the public.**

### **Zoning Ordinance Amendment**

#### **a. Twin River Casino Hotel AP42 Lot 24 Recommendation to Town Council**

**- UTGR, Inc. d/b/a Twin River 100 Twin River Road**

**The proposed Twin River Casino Hotel project will require amendments to the Town's Zoning Ordinance. Specifically, the applicant proposes to amend language within Article III - Use Regulations §260-9F to change the "N" not allowed to "P\*\*" Permitted for a hotel as an accessory by right to the casino gaming and entertainment use.**

**Additional articles of the zoning ordinance are proposed to be changed to accommodate the hotel project. The proposed amendments would provide for some relief with regard to off-street loading spaces, building coverage and floor to area ratio (FAR). The applicant is also proposing an amendment that would allow the applicant to relocate and/or replace existing parking spaces at their existing dimensions of 9 feet wide by 18 feet long.**

**The Technical Review Committee reviewed the proposed zoning**

ordinance amendments and finds that the proposed amendments are straight forward in nature and only addresses the recently enacted legislation. The proposed zoning ordinance amendments will only apply to properties located within the CR-2 zoning district. The proposed zoning amendments compliment the purposes of zoning presented in Article I of the Town's Zoning Ordinance. Barring any unforeseen concerns brought out during the public hearing of the Comprehensive Plan amendment, the Technical Review Committee recommends sending a positive recommendation to the Town Council in support of the proposed amendments.

#### **Zoning Applications (\*) – July Zoning Applications**

**Fortune Metal Inc. of RI, 7 Crow Point Road, Lincoln, RI – Application for Special Use Permit to store ferrous metals on property located at 7 Crow Point Road, Lincoln, RI.**

**AP 1, Lot 127 Zoned: ML 05**

**Members of the Technical Review Committee visited the site and reviewed the submitted plans and application seeking a special use permit to store ferrous metals on property located at 7 Crow Point Road, Lincoln, RI. The Technical Review Committee recommends Approval with Conditions of this application according to the submitted plans and application. According to the submission, the applicant would like to diversify their operations to include ferrous metals. The Technical Review Committee finds that this proposed**

use will complement the existing recycling use of the adjoining property located at 2 Crow Point Road. The TRC recommends as a condition of approval that the applicant install an opaque fence along the roadway side of the property in order to buffer the visual impact of the use. The Technical Review Committee feels that the application meets all of the criteria set forth in the zoning ordinance, will not alter the general character of the surrounding area. The TRC feels that granting the special use permit will not impair the intent or purpose of the Zoning Ordinance, nor the Comprehensive Plan.

Respectfully submitted,

Albert V. Ranaldi, Jr. AICP

Albert V. Ranaldi, Jr. AICP

Administrative Officer to the Planning Board